



Open Space Plan Requirements

An Open Space Plan is required for all applications of new construction, additions and site improvements. If the landscaped open space area is greater than 20,000 square feet, such plan(s) to be prepared, signed and sealed by a New Jersey Certified Landscape Architect or other qualified professional. All landscape improvements shall be complete before the Office of the Chief Engineer issues an Occupancy Certification.

The specific percentage of open space varies by zone. The required percentage is listed under the bulk and area requirements of the zone. Refer to the Open Space Requirement chart below, which describes what open space fulfills this requirement.

Plan Standard

1. For readable, the Open Space Plan shall be drawn at 1" = 30' or larger scale. The plan shall indicate all site improvements including proposed buildings and structures, pedestrian and vehicular use areas, utility and open space improvements including natural and landscaped areas. The plan should indicate all hardscape, storm water management areas, and elements requiring screening
2. Plan Summary and Planting tables shall be complete to ensure all open space and plantings requirements have been satisfied.
3. The plan shall indicate all existing vegetation cover types and all trees over 4" caliper. The plan shall indicate all trees to be preserved or replaced.
3. The plan shall contain, on the same sheet, wherever possible, a complete plant schedule following the format below. The plant schedule shall include the botanical and common names, quantity, size (at planting and maturity), root and spacing of all proposed plantings. All proposed plantings shall conform to AAN standards.
4. Provide construction details and specifications for plantings, including seed, sod, and other site features.

I. OPEN SPACE REQUIREMENTS

Areas which fulfill the requirements	Areas which do NOT fulfill the requirements
<ul style="list-style-type: none">• For lots under 3 acres: all open space areas over 5 feet in any dimension with a total area of 50 feet.• For lots over 3 acres: all open space areas over 10 feet in any dimension with a total area of 100 feet.• All landscaped and natural areas at grade level.• Add all storm water management areas IF part of a larger open space network.• Hardscape areas containing a minimum of 20 percent of plantings.	<ul style="list-style-type: none">• All vehicular use areas including all parking, loading, access drives, accessory trailer parking, outdoor storage, antenna foundations, refuse and recycling, utility service areas and satellite areas.• The 2-foot parking island overhangs area for car bumpers.• All parking and traffic islands less than 5 feet in dimension.• All roof decks, terraces, balconies and porches.

II. PLAN SUMMARY

A plan indicating all open space areas, which fulfill the open space requirements, and all vehicular use areas shall be submitted. The plan shall indicate calculations for both areas. Use graphics to differentiate between the two areas.

III. PLANTINGS TABLE*

Location	Basis of Calculation		Required # of Plantings		Proposed # of Plantings	
	Trees	Shrubs	Trees	Shrubs	Trees	Shrubs
Front Yard Plantings – plantings along the front property line or along public right of way	minimum of 1 shade tree per 30 linear feet of R.O.W. frontage	minimum of 1 shrub per 15 linear feet of R.O.W. frontage				
Parking Plantings – plantings provided to allow for maximum shade to parking spaces and vehicular use areas	minimum of 1 shade tree per 3,000 sq. ft. of paved areas or 10 parking spaces	minimum of 10 shrubs per 3,000 sq. ft. of paved areas or 10 parking spaces				
Vehicular Buffer - minimum 5 foot wide buffer along property lines.	minimum of 1 tree per 50 linear feet of property line	minimum of 1 shrub per 10 linear feet of property line				
Stormwater Management Area – along storm water management areas edge	minimum 1 tree per 100 linear feet of facility edge	minimum of 5 shrubs per 100 linear feet of facility edge				
General Plantings – plantings located on open space areas in addition to above mentioned plantings	minimum of 1 shade tree per 1,000 sq. ft. of open space	minimum of 5 shrubs per 1,000 sq. ft. of open space				

*A list of suggested and discouraged plant material is available from the Division of Land Use Management and Legal Affairs.

IV. PLANT SCHEDULE

All plant schedules shall follow the attached format.

BOTANICAL NAME	COMMON NAME	QUAN.	SIZE		ROOT	SPACING
			At planting	At maturity		